




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

84 Braidwood Place

LINWOOD, PAISLEY, RENFREWSHIRE, PA3 3SN



PAISLEY

84 Braidwood Place is situated in the heart of Linwood, which in itself offers local shopping to include a Tesco superstore, sports recreational facilities, schooling and regular public transport.

The Phoenix Retail Park is a short drive away and here you will find more extensive shopping to include an Asda, Argos superstore, Showcase Cinema and a number of places to eat out at including the newly opened and popular 'Linwood Farm'.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and all types of equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.

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BRAIDWOOD PLACE

We are delighted to introduce to the market this spacious two bedroom property formed over two levels which would be the perfect acquisition for a wide variety of purchaser looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A welcoming hallway provides access to all rooms on this level. The impressive formal lounge is flooded with natural light from the window to the rear aspect, this area has the perfect ambience in which to unwind after a hard day. The kitchen has been fitted to include a modern range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace.

The first-floor level has been thoughtfully planned to accommodate two well-appointed bedrooms, all of which are bright and airy with a range of furniture configurations and space for

additional free-standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements, such as a study/hot office for those requiring working from home arrangements. A family bathroom suite completes the impressive accommodation internally.

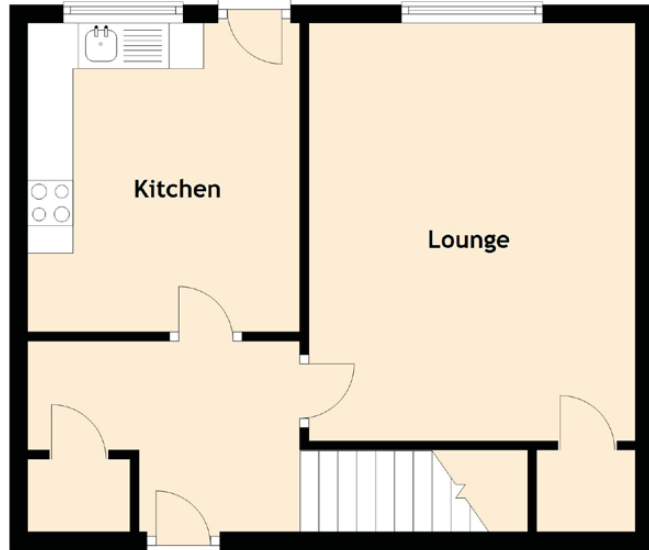
Externally the property benefits from private garden grounds. The rear garden is a real sun trap and is popular in summer months. The property also features electric heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.60m (11'10")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Master Bedroom	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 75m²

EPC Rating: E

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

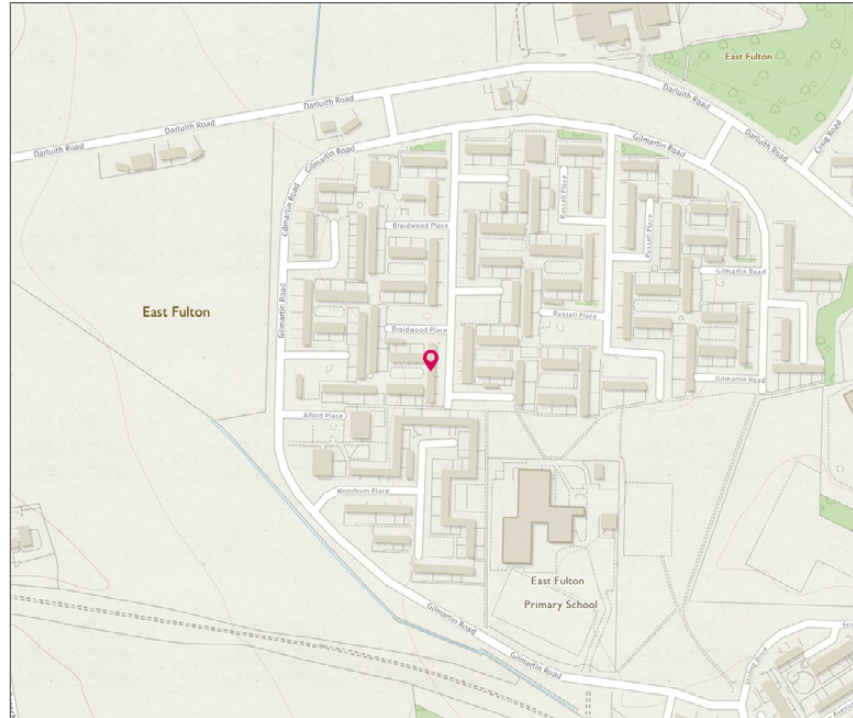


Image credit: <https://www Ordnance Survey.co.uk/maps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
ALLY CLARK
Designer